

**8/16/10 - Monday, August 16, 2010**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of August 16, 2010**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Noel

The meeting was chaired by Mr. Kaiser.

**1. CONDITIONAL USE PERMIT (CZ-1014) “ Conversion to 4-plex, 1500 State Street**

Mr. Tufte presented a request to allow the conversion of a landmark property from a single-family dwelling in an R-2 district to a 4-plex at 1500 State Street. Proposed are 12 bedrooms, and there are 9 existing parking stalls. The house has a finished floor area of 5,241 sq. ft.

Tim Olson, 2727 Pine View Drive, with Royal Construction, stated the carriage house is in poor condition and it is rotting so it would not be used as an office. Any exterior changes to the building would be approved by the Landmarks Commission. He said in the past there were up to 16 people living in the house. They have been unable to attract a single family or duplex buyer for the large house.

Patrick John Kutenbach, of 1705 Park Avenue, and president of the Third Ward Neighborhood, stated the steering committee desires a single-family house for this property.

Mary Sullivan, 1408 ½ State Street, has lived in the œPorch House owned by the same developer of this project for two years and thinks it should be converted.

Gunner Hagen, 3314 Fear Street, stated the City should be more consistent in their approvals of other multiple-family conversions in the area.

Janeway Riley, 311 Garfield Avenue, thinks not leasing to students is a very good>

Mr. Hibbard and Mr. Kayser stated the applicant has not made the case that this property does not market as a single-family or duplex. The neighborhood plan should also be taken into account. Mr. FitzGerald would like to see the property on the market as a single-family or duplex.

Mr. Klinkhammer said this proposal makes sense considering the size of the structure and real estate value. Mr. Seymour stated the improvements will better the house and the neighborhood.

Mr. Klinkhammer moved to approve the 4-plex conversion subject to conditions in the staff report. Mr. FitzGerald seconded.

Mr. Larson made an amendment that the accessory structure not be used as a dwelling unit and the developer install a 6-foot tall opaque fence along 1435 Park Avenue™s east property line. Mr. Duax seconded, the amendment carried. Mr. Hibbard voted nay. The vote on the original motion as amended carried with Messrs. Klinkhammer, Kaiser, Larson, Seymour, Duax, and Pearson voting aye and Messrs. Hibbard and Kayser voted nay and Mr. FitzGerald abstained.

**2. CONDITIONAL USE PERMIT (CZ-1015) “ Home Occupation, 2811 E. Princeton Avenue**

Mr. Tufte presented a request to allow a home occupation consisting of a yoga studio at 2811 E. Princeton Avenue.

Amy Annis, 2811 E. Princeton Avenue, asked how many people she could have in the yoga studio. Five at maximum is the requirement.

Mr. Kayser moved to approve the home occupation subject to conditions in the staff report. Mr. FitzGerald seconded and the motion carried.

**3. SITE PLAN (SP-1025) “ Warehouses, Gala Street**

Mr. Tufte presented a request to approve the site plan for a mini-warehouse project at the northeast corner of Gala Street and Malden Avenue. The item was postponed previously so the applicant and owner to the north could agree on terms if vehicles trespass.

Applicant, Dave Fischer of 3023 Comet Avenue, says he is meeting the setback and will place a barricade in between the property to the north if needed.

Mr. Hibbard moved to approve the site plan subject to conditions in the staff report. Mr. Duax added that condition A.1. read that the applicant either obtains an easement from the property to the north or provide a permanent barrier. Seconded by Klinkhammer, the motion carried. Mr. FitzGerald abstained. Mr. Pearson voted nay.

#### **4. SITE PLAN (SP-1027) “ Duplex, 2805 Preston Road**

Mr. Tufte presented a request to approve the site plan for a duplex at 2805 Preston Road.

Applicant, Joel Levandowski, representing CSR Lumber, stated the garages are protruding out based off the designer™s decision but are within requirements. East property line trees will be retained.

Mr. FitzGerald moved to approve the site plan. Mr. Duax seconded and the motion carried. Mr. Hibbard voted nay.

#### **5. SITE PLAN (SP-1028) “ Liquid Storage Tanks, 3424 Oakwood Hills Parkway**

Mr. Tufte presented a request to approve a site plan for a 16™ high screened enclosure for a liquid oxygen storage tank. The enclosure is 16™ by 33™ in size. Four parking stalls will be lost.

Jeff Russell with the CFP Group cited the regulations for the 16-foot tall storage tanks.

Mr. FitzGerald moved to approve the site plan subject to conditions in the staff report. Mr. Kayser seconded and the motion carried.

#### **6. SITE PLAN (SP-1029) “ A & J Vans, 2650 Prospect Drive**

Mr. Tufte presented a request to approve a site plan for a van conversion facility at 2650 Prospect Drive. This proposal has a show area for only the vans that are converted with handicap equipment. A 50™ setback is required for future roadway improvements for County Highway T.

Scott Rasmussen, 3315 Nimitz Street, stated the business is strictly concerned with helping handicap people drive vehicles.

Applicant, John Kupsh, with A & J Mobility, described the vans that are converted for the handicap. They would not sell cars, only vans.

Mr. Klinkhammer moved to approve the site plan subject to conditions in the staff report. He made the correction that the letter read for ceadaptive vehicles only. Mr. Kayser seconded and the motion carried.

#### **7. DISCUSSION/DIRECTION**

##### **A. Code Compliance Items**

Mr. Kayser asked if the City Forester would review the trees planted at the new Mega grocery.

Mr. Kaiser was concerned about the number of drop-off boxes for clothes appearing. Mr. Tufte said Building Inspections has been approving administrative permits for these drop-off boxes.

##### **B. Future Agenda Items**

Mr. Duax wanted to review the conditional use permit for 1329 Western Avenue and asked to review regulations for non-motorized vehicle parking in front yards.

#### **8. MINUTES**

The minutes of the meeting of August 2, 2010, were approved.

---

Joe Seymour, Secretary